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APPLICATION NO.	FILING DATE	FIRST NAMED INVENTOR	ATTORNEY DOCKET NO.	CONFIRMATION NO.
09/704,322	11/02/2000	Richard Ruben	3188/1H005-US1	4924
7590	06/02/2004		EXAMINER	
Darby & Darby PC 805 Third Avenue New York, NY 10022				VIG, NARESH
		ART UNIT		PAPER NUMBER
		3629		

DATE MAILED: 06/02/2004

Please find below and/or attached an Office communication concerning this application or proceeding.

Office Action Summary	Application No.	Applicant(s)	
	09/704,322	RUBEN ET AL.	
	Examiner Naresh Vig	Art Unit 3629	<i>MW</i>

-- The MAILING DATE of this communication appears on the cover sheet with the correspondence address --

Period for Reply

A SHORTENED STATUTORY PERIOD FOR REPLY IS SET TO EXPIRE 3 MONTH(S) FROM THE MAILING DATE OF THIS COMMUNICATION.

- Extensions of time may be available under the provisions of 37 CFR 1.136(a). In no event, however, may a reply be timely filed after SIX (6) MONTHS from the mailing date of this communication.
- If the period for reply specified above is less than thirty (30) days, a reply within the statutory minimum of thirty (30) days will be considered timely.
- If NO period for reply is specified above, the maximum statutory period will apply and will expire SIX (6) MONTHS from the mailing date of this communication.
- Failure to reply within the set or extended period for reply will, by statute, cause the application to become ABANDONED (35 U.S.C. § 133). Any reply received by the Office later than three months after the mailing date of this communication, even if timely filed, may reduce any earned patent term adjustment. See 37 CFR 1.704(b).

Status

1) Responsive to communication(s) filed on 15 March 2004.
 2a) This action is **FINAL**. 2b) This action is non-final.
 3) Since this application is in condition for allowance except for formal matters, prosecution as to the merits is closed in accordance with the practice under *Ex parte Quayle*, 1935 C.D. 11, 453 O.G. 213.

Disposition of Claims

4) Claim(s) 1, 3 – 4, 6 – 8 and 10 – 26 is/are pending in the application.
 4a) Of the above claim(s) _____ is/are withdrawn from consideration.
 5) Claim(s) _____ is/are allowed.
 6) Claim(s) 1, 3 – 4, 6 – 8 and 10 – 26 is/are rejected.
 7) Claim(s) _____ is/are objected to.
 8) Claim(s) _____ are subject to restriction and/or election requirement.

Application Papers

9) The specification is objected to by the Examiner.
 10) The drawing(s) filed on _____ is/are: a) accepted or b) objected to by the Examiner.
 Applicant may not request that any objection to the drawing(s) be held in abeyance. See 37 CFR 1.85(a).
 Replacement drawing sheet(s) including the correction is required if the drawing(s) is objected to. See 37 CFR 1.121(d).
 11) The oath or declaration is objected to by the Examiner. Note the attached Office Action or form PTO-152.

Priority under 35 U.S.C. § 119

12) Acknowledgment is made of a claim for foreign priority under 35 U.S.C. § 119(a)-(d) or (f).
 a) All b) Some * c) None of:
 1. Certified copies of the priority documents have been received.
 2. Certified copies of the priority documents have been received in Application No. _____.
 3. Copies of the certified copies of the priority documents have been received in this National Stage application from the International Bureau (PCT Rule 17.2(a)).

* See the attached detailed Office action for a list of the certified copies not received.

Attachment(s)

1) <input checked="" type="checkbox"/> Notice of References Cited (PTO-892)	4) <input type="checkbox"/> Interview Summary (PTO-413) Paper No(s)/Mail Date. _____
2) <input type="checkbox"/> Notice of Draftsperson's Patent Drawing Review (PTO-948)	5) <input type="checkbox"/> Notice of Informal Patent Application (PTO-152)
3) <input type="checkbox"/> Information Disclosure Statement(s) (PTO-1449 or PTO/SB/08) Paper No(s)/Mail Date _____	6) <input type="checkbox"/> Other: _____

DETAILED ACTION

This is in reference to response received on 15 March 2004 to the office action mailed on 02 March 2004. There are 23 claims, claims 1, 3 – 4, 6 – 8 and 10 – 26 pending for examination.

Claim Rejections - 35 USC § 103

The following is a quotation of 35 U.S.C. 103(a) which forms the basis for all obviousness rejections set forth in this Office action:

(a) A patent may not be obtained though the invention is not identically disclosed or described as set forth in section 102 of this title, if the differences between the subject matter sought to be patented and the prior art are such that the subject matter as a whole would have been obvious at the time the invention was made to a person having ordinary skill in the art to which said subject matter pertains. Patentability shall not be negated by the manner in which the invention was made.

Claims 1, 3 – 4, 6 – 8 and 10 – 24 are rejected under 35 U.S.C. 103(a) as being unpatentable over BuildingLink.com hereinafter known as BuildingLink in view of BJM Central hereinafter known as BJM.

Regarding claim 1, BuildingLink teaches system and method for managing a real estate property. BuildingLink inherently / obviously teaches:
setting in a computer database at least one user profile of at least one tenant entity located in the property and a property manager entity related to management of the property (access building wide address book) [page 4];

establishing in a computer database at least one vendor entity for the property and the service performed by said at least one vendor entity (submit and track maintenance and repair request) [page 4];

assigning in the a computer database the attributes of the authority of the a user of at least one of said tenant entity and property management entity relative to the requesting a service for the property (features customized per building or resident and repair request) [page 4];

a said user of a tenant entity or property manager entity making a request for a service to be rendered for the property (submit and track maintenance and repair request) [page 4],

routing the request for service to one of said at least one vendor entity (submit and track maintenance and repair request) [page 4],

maintaining the status of the fulfillment of the service request (submit and track maintenance and repair request) [page 4]; and

communicating the status to the entity requesting the service (submit and track maintenance and repair request, e-mail capability) [page 4].

BuildingLink does not teach establishing the lease parameters of the property in a computer database. However, BJM teaches system and method for establishing the lease parameters of the property in a computer database (Lease expiration and Renewal Notice) [page 12]. Therefore, it would have been obvious to one of ordinary skill in the art at the time the invention was made to modify BuildingLink as taught by

BJM to have the system and method to enhance the capability of the system and perform additional functions for building management.

Regarding claim 3, BuildingLink inherently / obviously teaches setting a user profile of an owner entity related to the property, and assigning at least one attribute of authority to said user of said owner entity (features customized per building or resident) [page 4].

Regarding claim 4, BuildingLink inherently / obviously teaches at least one user for each of the owner entity (e.g. tenant in a co-op), property manager entity and tenant entity [page 4].

Ragarding claim 6, BuildingLink inherently / obviously teaches setting step of one person is set as a user in two or more of the entities (e.g. tenant of a building works as a supporting staff of the building, e.g. a tenant of a building is a manager (super, superintendents) for the building.

Regarding claim 7, BuildingLink inherently / obviously teaches in the setting step a principal user of an entity is assigned the attribute of being able to assign or change the attributes of another user of the same said entity (e.g. building manager is given the authority to add users, modify users etc.) .

Regarding claim 8, BuildingLink teaches inherently / obviously teaches setting in a computer database a user profile of a system administrator entity, and assigning a user of the system administrator entity the attribute of authority to change the attribute of authority of a user of the a tenant entity of the property (it is known to one of ordinary skill in the art at the time invention was made that computer based applications with user-ids have administrator account which is authorized to create, modify and delete user accounts, for example Windows NT).

Regarding claim 10, BuildingLink inherently / obviously teaches providing communication capability between users of the property manager entity, tenant entity and vendor entity (send temporary or standing instructions) [page 4].

Regarding claim 11, BuildingLink inherently / obviously teaches the step of providing communication capability comprises establishing Internet access for all of the entities [page 3].

Regarding claim 12, BuildingLink inherently / obviously teaches attribute comprises a limit of monetary expenditure in making a service request (submit repair request, also, it is known at the time of invention to one of ordinary skill in the art that customers can put a limit on repair charges and ask the repair shop to contact them when the charges are higher) [page 4].

Regarding claim 13, BuildingLink inherently / obviously teaches step of assigning an attribute of authority to the user of the vendor entity (it is known to one of ordinary skill in the art at the time invention was made that computer based applications with user-ids have administrator account which is authorized to create, modify and delete user accounts, assign user privileges etc., for example Windows NT).

Regarding claim 14, BuildingLink inherently / obviously teaches maintaining the status comprises a user of the vendor entity entering in the computer database the

status of the fulfillment of the service request and communicating the status to the user of the entity requesting the service (Track maintenance and repair requests) [page 4].

Regarding claim 15, BuildingLink inherently / obviously teaches assigning an Internet domain name to the property [page 3]; and accessing the data in the a database over the Internet [page 3].

Regarding claim 16, BuildingLink does not teach plurality of properties owned by an owner entity having lease parameters established in a computer database (owners of apartment units in a co-op leasing their apartments). However, BJM teaches system and method for establishing the lease parameters of the property in a computer database (Lease expiration and Renewal Notice) [page 12]. Therefore, it would have been obvious to one of ordinary skill in the art at the time the invention was made to modify BuildingLink as taught by BJM to have the system and method to enhance the capability of the system and perform additional functions for building management.

Regarding claim 17, BuildingLink inherently / obviously teaches plurality of said properties owned by an owner entity are managed by the same property manager entity (co-op building managed by superintendent).

Regarding claim18, BuildingLink inherently / obviously teaches setting in a computer database data of an owner entity of each of the plurality of properties (owners of apartment units in a co-op who are also tenants), data of a property manager of each of the plurality of properties, and data as to at least one tenant entity that occupies space in each of the plurality of properties (address book) [page 4].

Regarding claim 19, BuildingLink inherently / obviously teaches step of setting sets a user profile for at least one user of at least one of the owner entity, the property manager entity, vendor entity and the tenant entity for each of the plurality of properties, and assigning at least one attribute of authority to each said user (it is known to one of ordinary skill in the art at the time invention was made that computer based applications with user-ids have administrator account which is authorized to create, modify and delete user accounts, assign user privileges etc., for example Windows NT).

Regarding claim 20, BuildingLink inherently / obviously teaches status of the fulfillment of the service request is communicated to the property manager entity of the property (track maintenance and repair requests) [page 4].

Regarding claim 21, BuildingLink in view of BJM does not teach property manager entity and a vendor entity communicate by wireless. However, BuildingLink teaches access over internet. Official notice it taken that it would have been obvious to one of ordinary skill in the art at the time the invention was made that internet can be accessed over the wireless network, e.g. DirecPC, beepers etc.). Therefore, it would have been obvious to one of ordinary skill in the art at the time the invention was made to modify BuildingLink in view of BJM and have wireless communication capability to contact vendors at remote locations.

Regarding claim 22, BuildingLink inherently / obviously teaches tenant entity makes the request for a service and the request is routed by the tenant entity to a vendor entity (send temporary or standing instructions to front desk) [page 4].

Regarding claim 23, BuildingLink inherently / obviously teaches tenant entity makes the request for a service to the property manager entity who in turn routes the request for service to a vendor entity (track maintenance requests) [page 4].

Regarding claim 24, BuildingLink inherently / obviously teaches property manager entity (superintendent) makes the request for a service directly to a vendor entity (e.g. repair the air conditioning unit).

Claim 25 is rejected under 35 U.S.C. 103(a) as being unpatentable over BuildingLink.com hereinafter known as BuildingLink in view of BJM Central hereinafter known as BJM and further in view of Examples of Using MQSeries on S/390, RISC System/6000, AS/400 and PS/2 hereinafter known as MQSeries.

Regarding claim 25, BuildingLink in view of BJM does not teach:
programming a computer with scheduled requests for service;
the computer generating the requests ; and
routing the request to a vendor entity.

However, MQSeries teaches system and method for automating financial transaction application [page 34]. MQSeries teaches:

programming a computer with scheduled requests for service (MVB2 programmed with user desired application);
the computer generating the requests (MVB2 generating Queries); and
routing the request to a vendor entity (MVB2 routing query to MVB3, MVB4).

Therefore, it would have been obvious to one of ordinary skill in the art at the time the invention was made to modify BuildingLink in view of BJM as taught by

MQSeries to automate ordering process (In re Venner, 262 F.2d 91, 95, 120 USPQ 193, 194 (CCPA 1958))

Claim 26 is rejected under 35 U.S.C. 103(a) as being unpatentable over BuildingLink.com hereinafter known as BuildingLink in view of BJM Central hereinafter known as BJM and further in view of Zeanah et al. US Patent 5,933,816 hereinafter known as Zeanah.

Regarding claim 26, BuildingLink in view of BJM does not teach:
establishing a list of services available for the property in a computer database,

and

attributing work processes and business rules to the various services of the list.

However, Zeanah teaches

establishing a list of services available for the property in a computer database
(list of possible services available)

attributing work processes and business rules to the various services of the list
(service registry component) [col. 12, lines 53 – 60].

Therefore, it would have been obvious to one of ordinary skill in the art at the time the invention was made to modify BuildingLink in view of BJM as taught by Zeanah to allow the user to make a selection of desired service from the list.

Conclusion

The prior art made of record and not relied upon is considered pertinent to applicant's disclosure. Applicant is required under 37 CFR '1.111 (c) to consider the references fully when responding to this office action.

1. Information on IRIS

Any inquiry concerning this communication or earlier communications from the examiner should be directed to Naresh Vig whose telephone number is 703.305.3372. The examiner can normally be reached on M-F 7:30 - 5:00 (Alt Friday off).

If attempts to reach the examiner by telephone are unsuccessful, the examiner's supervisor, John Weiss can be reached on 703.308.2702. The fax phone number for the organization where this application or proceeding is assigned is 703-872-9306.

Information regarding the status of an application may be obtained from the Patent Application Information Retrieval (PAIR) system. Status information for published applications may be obtained from either Private PAIR or Public PAIR. Status information for unpublished applications is available through Private PAIR only. For more information about the PAIR system, see <http://pair-direct.uspto.gov>. Should you have questions on access to the Private PAIR system, contact the Electronic Business Center (EBC) at 866-217-9197 (toll-free).

Naresh Vig
May 25, 2004

JOHN G. WEISS
SUPERVISORY PATENT EXAMINER
TECHNOLOGY CENTER 3600